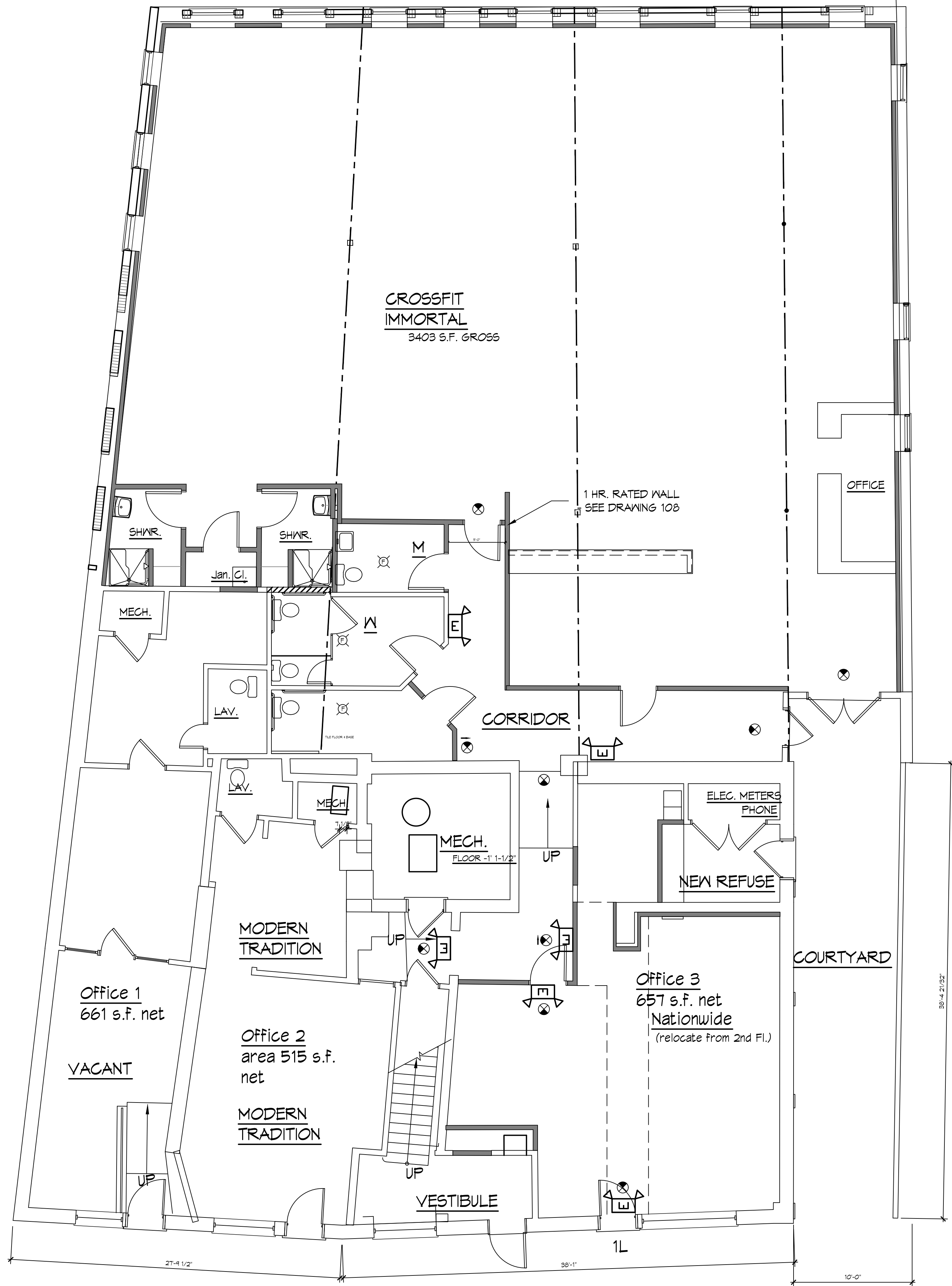
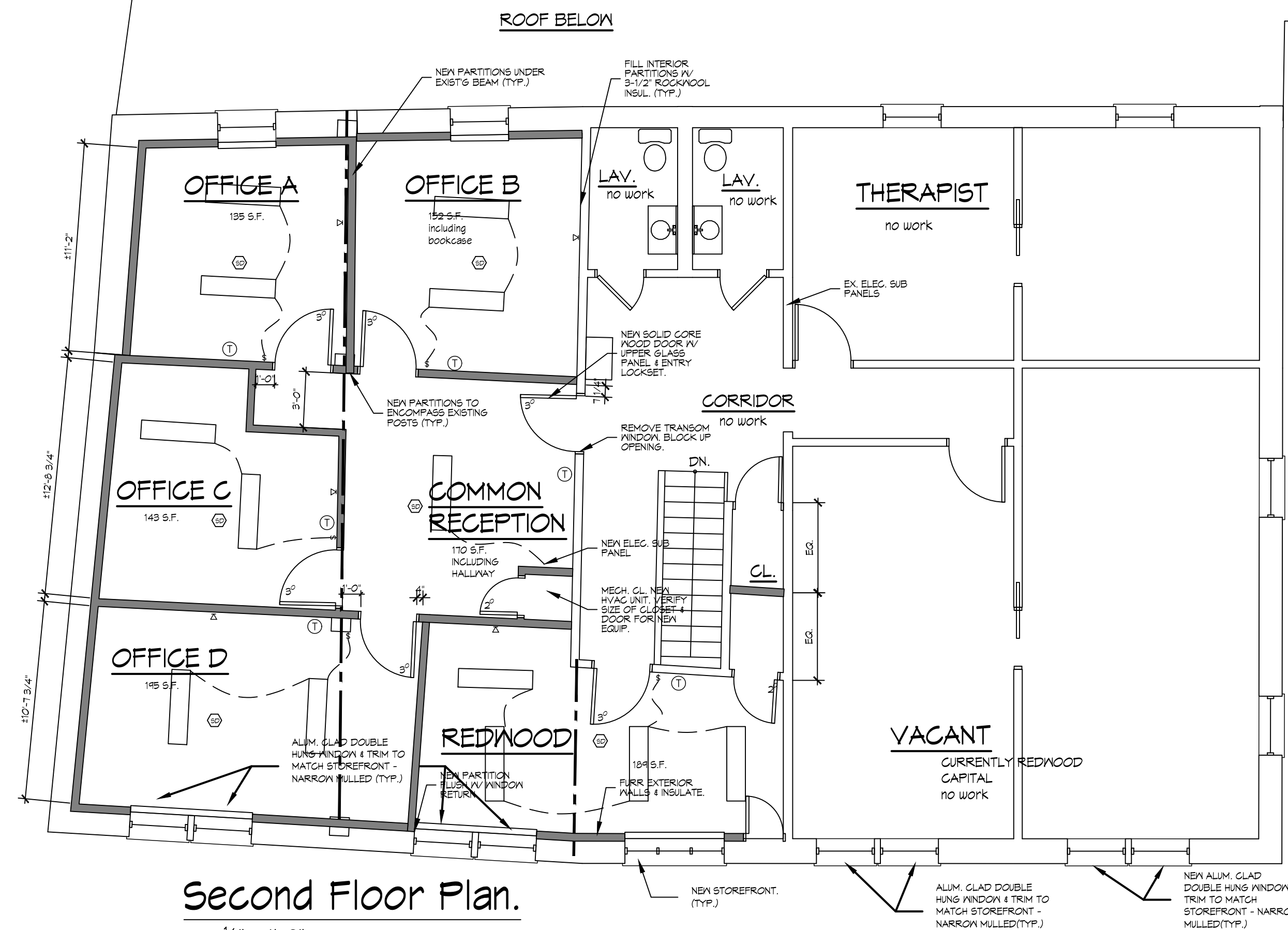




First Floor Plan.

3/16" = 1'-0"



Second Floor Plan.

1/4" = 1'-0"

AREA		AREA	
FIRST FLOOR	6,761 S.F.	PERSONAL SERVICE	3,408 S.F.
SECOND FLOOR	2,604 S.F.	OFFICE	5,957 S.F.
TOTAL	9,365 S.F.	TOTAL	9,365 S.F.

ZONING DATA		ZONE: A1 & CBG Parking Overlay		sec: 106.6, block: 1, lot: 3
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
FRONT YARD:	none	0'	0'	OK
SIDE YARD (West)	none	0'	0'	OK
(East)	none	0'	0'	OK
if provided	6'	0.21'	0.21'	predates zoning
REAR YARD	20'	0.49'	0.49'	predates zoning
adjacent to residence district				
HEIGHT	3 stories	2 stories	2 stories	OK
	36'	+/- 28.0'	+/- 28.0'	OK
BUILDING AREA 1st FL.		6,937 s.f.	6,859 s.f.	Removed courtyard columns & walls
BUILDING AREA TOTAL		9,443 s.f.	9,365 s.f.	
BUILDING COVERAGE	80%	94.6%	93.6%	OK
FLOOR AREA RATIO	2	1.29	1.28	OK
WIDTH	none	70.11'	70.11'	OK
DEPTH	none	100.8'	100.8'	OK
LOT AREA	2,500 s.f.	7,332 s.f.	7,332 s.f.	OK
PARKING Existing Office	1/300 s.f. = 32	0		predates zoning
PARKING PROPOSED OFFICE	1/300 s.f. = 20			0 Variance Granted 9-28-17
PERSONAL SERVICE	EXEMPT			0 Parking Overlay District

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Crossfit Immortal
Redwood Capital Building
Change of Use - Interior Alterations
343 Manville Rd. - 1R
Pleasantville, NY 10570
section: 106.6 block: 1 lot 34



Floor Plans
Planning & Zoning Data

10-11-17
9-24-17
9-7-17

1728

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